

**RESOLUTION D  
(Denying the Conditional Zoning Application)**

**A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE CHAPEL HILL CROSSINGS PROPERTY LOCATED AT 5500, 5502, AND 5503 OLD CHAPEL HILL ROAD FROM RESIDENTIAL-1 TO RESIDENTIAL-6-CONDITIONAL ZONING DISTRICT (R-6-CZD); AND TO REZONE THE PROPERTY LOCATED AT 99, 101, 103, 106, AND 113 HUSE STREET FROM RESIDENTIAL-1 TO MIXED-USE VILLAGE-CONDITIONAL ZONING DISTRICT (MU-V-CZD) AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (PROJECT #CZD-23-2)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, proposed by Thomas & Hutton, on behalf of property owners Huse Street Properties, LLC and Terri Benforado, to rezone an 16.29-acre assemblage of parcels located at 5500 Old Chapel Hill Road, 5502 Old Chapel Hill Road, 5503 Old Chapel Hill Road, 99 Huse Street, 101 Huse Street, 103 Huse Street, 113 Huse Street, 106 Huse Street on property identified as Durham County Property Identifier Number(s) 0709-09-73-2515, 0709-09-86-5111, 0709-08-88-9647, 0709-18-09-9567, 0709-18-18-1304, 0709-18-06-8944, 0709-18-26-4324, and 0709-08-94-8411, if rezoned to Residential-6-Conditional Zoning District (R-6-CZD) and Mixed-Use-Village-Conditional Zoning District (MU-V-CZD) according to the rezoning plan dated April 5, 2023, and the conditions listed below would not:

- a) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- b) Conform with the Comprehensive Plan
- c) Be compatible with adjoining uses
- d) Mitigate impacts on surrounding properties and the Town as a whole
- e) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- f) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

BE IT FURTHER RESOLVED that the Council hereby denies the application for an amendment of the Chapel Hill Zoning Atlas to rezone the property located at at 5500 Old Chapel Hill Road, 5502 Old Chapel Hill Road, 5503 Old Chapel Hill Road, 99 Huse Street, 101 Huse Street, 103 Huse Street, 113 Huse Street, 106 Huse Street to Residential-6-Conditional Zoning District (R-6-CZD) and Mixed-Use-Village-Conditional Zoning District (MU-V-CZD)

This the \_\_\_ day of \_\_\_, 2023.